OFFICE MONITOR 83 STATISTICS

STATISTICS ON OFFICE DEVELOPMENT AND RENTS IN TORONTO DURING 1983

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RESEARCH AND INFORMATION SECTION, MAY 1983

INTRODUCTION

This year a change has been made to the format of our annual City Monitor report series. For the Office Monitor (previously "City Monitor - Volume 1) two documents are being produced instead of one.

This document, "Office Monitor 83 - Statistics" contains the detailed tables and maps which have previously formed the technical appendices to the annual monitor report. It is aimed at the technical user. A second report, titled simply "Office Monitor 83" will be produced in a few months. This will be a concise interpretive report, with a heavy emphasis on graphic content, aimed at the general reader.

During 1983, at least, the Housing Monitor will be produced in the same format as previous years.

Comments on the revised Office Monitor format are welcome and should be addressed to:

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For further information call Research and Information staff at 947-7185.

NOTES

- Except for Tables 6 and 7, office floor areas in this document are gross floor areas. "Gross floor area" of office space means the aggregate of the areas of each floor used for office purposes, above and below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor. Tables 6 and 7 use net rentable floor area.

- For the purposes of this report:

  - "Residual Central Core", refers to that portion of the Central Core which lies outside the Financial District and HDMCR Areas.

  - "Outer Central Area" refers to that portion of the Central Area which lies outside the Central Core.

  - "Outer City" refers to that portion of the City which lies outside the Central Area.

- Maps 3, 4 and 5 correspond to Tables 1, 2 and 3 respectively, and use the same index numbers for each project.

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FIGURE 1

STAGES IN MONITORING DEVELOPMENT*

STAGE 1: APPLICATIONS FOR COUNCIL APPROVAL

Any applicant with a development proposal which does not comply with the zoning by-law or which falls within a Development Review area must first apply to City Council for approval before an application for a building permit can be granted.

PROJECTS REQUIRING PRIOR APPROVAL OF COUNCIL

STAGE 2: COUNCIL APPROVAL

Upon review of the applicant's proposal by the departments involved, a report is compiled and forwarded to City Council and its Committees. This report contains the recommendations of staff upon which Council finally bases its decision to approve or refuse a rezoning, and whether or not to enter into a development agreement. Approval, if given, may be conditional on significant changes to the proposal.

STAGE 3: PERMIT APPLICATION

Once Council approval is granted, the applicant may submit final plans for approval to the Buildings and Inspection Department in the form of a permit application. Projects which initially comply with the zoning by-law and are outside Development Review areas enter the monitoring system for the first time at this point.

PROJECTS NOT REQUIRING PRIOR APPROVAL OF COUNCIL

STAGE 4: ISSUANCE OF A PERMIT

Provided that the project satisfies the Building Code, fire safety requirements and the zoning by-law, a permit is issued. The permit gives the developer the right to begin work on the project within six months of date of issue.

STAGE 5: WORK STARTED BUT NOT COMPLETED

Upon issuance of a permit the developer may commence work immediately on the site of the proposed development. In some instances, work starts are delayed or even cancelled due to unforeseen circumstances encountered by the developer.

STAGE 6: READY FOR OCCUPANCY

A structure is classified as ready for occupancy once notification has been received from the Fire Department that the proposal has met all fire safety regulations/requirements or once a field inspection has determined that the structure is wholly or partially occupied.

STAGE 7: WORK COMPLETED

Once field inspection has determined that work on a site is completed, the project has reached the seventh and final stage in the Development Control Process. The current building stock is now either credited or debited the amount of gross floor area in the project.

* DEVELOPMENT RELATES TO CONSTRUCTION, DEMOLITION AND ALTERATION ACTIVITY

Figure 2

OFFICE SPACE STATUS - FINANCIAL DISTRICT, HIGH DENSITY MIXED COMMERCIAL-RESIDENTIAL AREAS, RESIDUAL CENTRAL CORE, OUTER CENTRAL AREA AND OUTER CITY

(a) FINANCIAL DISTRICT

	CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
STAGE 1 *APPLICATIONS NOT YET APPROVED BY COUNCIL (AS OF JANUARY 1, 1983)	14,341		160,058	174,399
STAGE 2 *APPLICATIONS APPROVED BY COUNCIL BUT NO APPLICATION FOR PERMIT (AS OF JANUARY 1, 1983)	199,307			199,307
STAGE 3 PERMIT APPLIED FOR BUT NOT YET ISSUED (AS OF JANUARY 1, 1983)				0
STAGE 4 PERMIT ISSUED BUT WORK NOT YET STARTED (AS OF JANUARY 1, 1983)				0
STAGE 5 WORK STARTED BUT NOT YET COMPLETED (AS OF JANUARY 1, 1983)	146,866		593	147,459
STAGES 6 AND 7 READY FOR OCCUPANCY IN 1981 AND/OR WORK COMPLETED IN 1982	151,830	-2985	330	150,355

PERMITS ISSUED IN 1982 (OFFICE FLOOR AREA) 145,454 SQUARE METRES

(b) HIGH DENSITY MIXED COMMERCIAL-RESIDENTIAL AREAS

	CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
STAGE 1 *APPLICATIONS NOT YET APPROVED BY COUNCIL (AS OF JANUARY 1, 1983)	44,147		2,031	46,178
STAGE 2 *APPLICATIONS APPROVED BY COUNCIL BUT NO APPLICATION FOR PERMIT (AS OF JANUARY 1, 1983)	191,496			191,496
STAGE 3 PERMIT APPLIED FOR BUT NOT YET ISSUED (AS OF JANUARY 1, 1983)	5,871			5,871
STAGE 4 PERMIT ISSUED BUT WORK NOT YET STARTED (AS OF JANUARY 1, 1983)		-430		-430
STAGE 5 WORK STARTED BUT NOT YET COMPLETED (AS OF JANUARY 1, 1983)	199,306		32,330	231,636
STAGES 6 AND 7 READY FOR OCCUPANCY IN 1981 AND/OR WORK COMPLETED IN 1982	34,693	-6,188	877	33,384

PERMITS ISSUED IN 1982 (OFFICE FLOOR AREA) 75,649 SQUARE METRES

(c) RESIDUAL CENTRAL CORE

	CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
STAGE 1 *APPLICATIONS NOT YET APPROVED BY COUNCIL (AS OF JANUARY 1, 1983)	101,231	-82	38,931	140,108
STAGE 2 *APPLICATIONS APPROVED BY COUNCIL BUT NO APPLICATION FOR PERMIT (AS OF JANUARY 1, 1983)	22,006		-1,781	20,225
STAGE 3 PERMIT APPLIED FOR BUT NOT YET ISSUED (AS OF JANUARY 1, 1983)	183		994	1,177
STAGE 4 PERMIT ISSUED BUT WORK NOT YET STARTED (AS OF JANUARY 1, 1983)	2,431	-1453	2,287	3,265
STAGE 5 WORK STARTED BUT NOT YET COMPLETED (AS OF JANUARY 1, 1983)	29,543	-2145	46,234	73,632
STAGES 6 AND 7 READY FOR OCCUPANCY IN 1981 AND/OR WORK COMPLETED IN 1982	15,570	-1097	1017	15,490

PERMITS ISSUED IN 1982 (OFFICE FLOOR AREA) 31,347 SQUARE METRES

(d) OUTER CENTRAL AREA

	CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
STAGE 1 *APPLICATIONS NOT YET APPROVED BY COUNCIL (AS OF JANUARY 1, 1983)	46,234		15,476	61,710
STAGE 2 *APPLICATIONS APPROVED BY COUNCIL BUT NO APPLICATION FOR PERMIT (AS OF JANUARY 1, 1983)	8,489		249	8,738
STAGE 3 PERMIT APPLIED FOR BUT NOT YET ISSUED (AS OF JANUARY 1, 1983)	330		5,113	5,443
STAGE 4 PERMIT ISSUED BUT WORK NOT YET STARTED (AS OF JANUARY 1, 1983)	72	-130	1,930	1,872
STAGE 5 WORK STARTED BUT NOT YET COMPLETED (AS OF JANUARY 1, 1983)	35,374	-4,590	40,633	71,431
STAGES 6 AND 7 READY FOR OCCUPANCY IN 1981 AND/OR WORK COMPLETED IN 1982	7,320	-3,450	1,337	5,215

PERMITS ISSUED IN 1982 (OFFICE FLOOR AREA) 32,230 SQUARE METRES

(e) OUTER CITY

	CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
STAGE 1 *APPLICATIONS NOT YET APPROVED BY COUNCIL (AS OF JANUARY 1, 1983)	46,039	-192	6,569	52,416
STAGE 2 *APPLICATIONS APPROVED BY COUNCIL BUT NO APPLICATION FOR PERMIT (AS OF JANUARY 1, 1983)	23,090		19,839	42,929
STAGE 3 PERMIT APPLIED FOR BUT NOT YET ISSUED (AS OF JANUARY 1, 1983)	6,120		96	6,216
STAGE 4 PERMIT ISSUED BUT WORK NOT YET STARTED (AS OF JANUARY 1, 1983)	13,389	-2,336	9,593	20,646
STAGE 5 WORK STARTED BUT NOT YET COMPLETED (AS OF JANUARY 1, 1983)	42,366	-1,550	2,489	43,165
STAGES 6 AND 7 READY FOR OCCUPANCY IN 1981 AND/OR WORK COMPLETED IN 1982	25,151	-3,400	-1,423	20,326

PERMITS ISSUED IN 1982 (OFFICE FLOOR AREA) 23,157 SQUARE METRES

*REFERS TO APPLICATIONS FOR REZONING AND DEVELOPMENT REVIEW

Figure 3

OFFICE SPACE STATUS - CENTRAL CORE, CENTRAL AREA, & CITY

(a) CENTRAL CORE

	CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
*STAGE 1 APPLICATIONS NOT YET APPROVED BY COUNCIL (AS OF JANUARY 1, 1983)	159,739	-62	201,020	360,677
*STAGE 2 APPLICATIONS APPROVED BY COUNCIL BUT NO APPLICATION FOR PERMIT (AS OF JANUARY 1, 1983)	412,869		-1,761	411,020
STAGE 3 PERMIT APPLIED FOR BUT NOT YET ISSUED (AS OF JANUARY 1, 1983)	6,034		994	7,048
STAGE 4 PERMIT ISSUED BUT WORK NOT YET STARTED (AS OF JANUARY 1, 1983)	2,431	-1,083	2,287	2,835
STAGE 5 WORK STARTED BUT NOT YET COMPLETED (AS OF JANUARY 1, 1983)	375,703	-2,143	99,157	472,715
STAGES 6 AND 7 READY FOR OCCUPANCY IN 1981 AND/OR WORK COMPLETED IN 1982	204,095	-7,290	2,434	199,239

PERMITS ISSUED IN 1982 (OFFICE FLOOR AREA) 252,250 SQUARE METRES

(b) CENTRAL AREA

	CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
*STAGE 1 APPLICATIONS NOT YET APPROVED BY COUNCIL (AS OF JANUARY 1, 1983)	393,973	-62	216,496	422,387
*STAGE 2 APPLICATIONS APPROVED BY COUNCIL BUT NO APPLICATION FOR PERMIT (AS OF JANUARY 1, 1983)	421,290		-1,533	419,756
STAGE 3 PERMIT APPLIED FOR BUT NOT YET ISSUED (AS OF JANUARY 1, 1983)	6,384		6,107	12,491
STAGE 4 PERMIT ISSUED BUT WORK NOT YET STARTED (AS OF JANUARY 1, 1983)	2,303	-2,022	4,226	4,707
STAGE 5 WORK STARTED BUT NOT YET COMPLETED (AS OF JANUARY 1, 1983)	411,077	-6,743	139,812	544,146
STAGES 6 AND 7 READY FOR OCCUPANCY IN 1981 AND/OR WORK COMPLETED IN 1982	211,422	-10,788	3,761	204,444

PERMITS ISSUED IN 1982 (OFFICE FLOOR AREA) 204,500 SQUARE METRES

(c) CITY

	CONSTRUCTION	DEMOLITION	ALTERATION	NET CHANGE
*STAGE 1 APPLICATIONS NOT YET APPROVED BY COUNCIL (AS OF JANUARY 1, 1983)	252,812	-274	223,065	474,803
*STAGE 2 APPLICATIONS APPROVED BY COUNCIL BUT NO APPLICATION FOR PERMIT (AS OF JANUARY 1, 1983)	444,388		18,307	462,695
STAGE 3 PERMIT APPLIED FOR BUT NOT YET ISSUED (AS OF JANUARY 1, 1983)	12,504		4,303	16,787
STAGE 4 PERMIT ISSUED BUT WORK NOT YET STARTED (AS OF JANUARY 1, 1983)	13,892	-4,338	12,819	25,353
STAGE 5 WORK STARTED BUT NOT YET COMPLETED (AS OF JANUARY 1, 1983)	453,383	-8,293	142,221	587,311
STAGES 6 AND 7 READY FOR OCCUPANCY IN 1981 AND/OR WORK COMPLETED IN 1982	236,574	-14,140	2,336	224,770

PERMITS ISSUED IN 1982 (OFFICE FLOOR AREA) 307,657 SQUARE METRES

*REFERS TO APPLICATIONS FOR REZONING AND DEVELOPMENT REVIEW

TABLE 1

CONSTRUCTION: OFFICE CONSTRUCTION PROPOSED, STARTED AND COMPLETED AS OF JANUARY 1, 1983

NUMBER	ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
1	234	ADELAIDE ST E	OUTER_C.A.	1610	6
2	92	ADELAIDE ST W	FINANCIAL	2881	1
3	218	ADELAIDE ST W	OUTER_C.A.	583	7
4	41	ALVIN AV	OUTER_CITY	39	5
5	248	AUGUSTA AV	OUTER_C.A.	293	1
6	260	AUGUSTA AV	OUTER_C.A.	427	6
7	46	AVENUE RD	OUTER_C.A.	2348	2
8	90	AVENUE RD	OUTER_C.A.	14	1
9	199	AVENUE RD	OUTER_C.A.	804	5
10	1352	BATHURST ST	OUTER_CITY	497	2
11	1451	BATHURST ST	OUTER_CITY	216	7
12	10	BAY ST	RESIDUAL	84755	1
13	336	BAY ST	FINANCIAL	6308	7
14	483	BAY ST	H.D.M.C.R.	87216	5
15	560	BAY ST	H.D.M.C.R.	4895	2
16	595	BAY ST	H.D.M.C.R.	30938	2
17	655	BAY ST	H.D.M.C.R.	27551	1
18	770	BAY ST	H.D.M.C.R.	5871	3
19	1025	BAY ST	RESIDUAL	1858	1
20	1132	BAY ST	H.D.M.C.R.	1586	5
21	121	BLOOR ST E	H.D.M.C.R.	21148	6
22	160	BLOOR ST E	H.D.M.C.R.	32384	5
23	360	BLOOR ST E	RESIDUAL	1239	7
24	100	BLOOR ST W	H.D.M.C.R.	13980	2
25	511	BLOOR ST W	OUTER_C.A.	150	5
26	532	BLOOR ST W	OUTER_C.A.	825	1
27	972	BLOOR ST W	OUTER_CITY	978	5
28	120	BOUCHETTE ST	OUTER_C.A.	146	5
29	863	BROADVIEW AV	OUTER_CITY	222	5
30	100	CARLAW AV	OUTER_C.A.	119	5
31	77	CARLTON ST	RESIDUAL	1742	5
32	130	CARLTON ST	RESIDUAL	2016	4
33	100	CAVELL AV	OUTER_C.A.	119	1
34	151	CHERRY ST	OUTER_C.A.	82	6
35	380	CHURCH ST	RESIDUAL	3890	2
36	530	CHURCH ST	RESIDUAL	4169	1
37	80	COLLEGE ST	H.D.M.C.R.	5384	5
38	295	COLLEGE ST	OUTER_C.A.	1295	6
39	1151	COLLEGE ST	OUTER_CITY	86	5
40	560	COMMISSIONERS ST	OUTER_C.A.	421	7
41	300	COXWELL AV	OUTER_CITY	3353	7
42	164	CUMBERLAND ST	RESIDUAL	3457	6
43	25	DALHOUSIE ST	RESIDUAL	3830	2
44	17	DAVENPORT RD	RESIDUAL	418	1
45	99	DAVENPORT RD	RESIDUAL	791	1
46	105	DAVENPORT RD	RESIDUAL	2290	1
47	217	DAVENPORT RD	RESIDUAL	6769	1
48	325	DUFFERIN ST	OUTER_C.A.	11714	1
49	250	DUNDAS ST W	RESIDUAL	9440	6
50	405	DUNDAS ST W	OUTER_C.A.	319	1

NUMBER	ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
51	412	DUNDAS ST W	OUTER_C.A.	278	1
52	476	DUNDAS ST W	OUTER_C.A.	185	6
53	856	DUNDAS ST W	OUTER_CITY	107	5
54	650	DUPONT ST	OUTER_CITY	1136	5
55	40	EGLINTON AV E	OUTER_CITY	8248	4
56	75	EGLINTON AV E	OUTER_CITY	5199	1
57	88	EGLINTON AV E	OUTER_CITY	15931	7
58	501	EGLINTON AV E	OUTER_CITY	184	5
59	70	ELMSTHORPE AV	OUTER_CITY	1872	3
60	10	ERNEST AV	OUTER_CITY	662	1
61	160	FREDERICK ST	OUTER_C.A.	1097	5
62	20	FRONT ST W	FINANCIAL	5049	1
63	123	FRONT ST W	FINANCIAL	30296	5
64	255	FRONT ST W	RESIDUAL	27134	5
65	325	FRONT ST W	OUTER_C.A.	31647	5
66	325	FRONT ST W	OUTER_C.A.	18339	1
67	325	FRONT ST W	OUTER_C.A.	8391	1
68	587	GERRARD ST E	OUTER_CITY	502	5
69	83	GRENVILLE ST	H.D.M.C.R.	2984	1
70	60	HURON ST	OUTER_C.A.	76	2
71	12	JANE ST	OUTER_CITY	498	4
72	178	JARVIS ST	RESIDUAL	18	1
73	192	JARVIS ST	RESIDUAL	667	5
74	310	JARVIS ST	RESIDUAL	382	2
75	70	KING ST E	H.D.M.C.R.	32053	2
76	101	KING ST E	RESIDUAL	1325	2
77	573	KING ST E	OUTER_C.A.	786	7
78	121	KING ST W	FINANCIAL	43870	2
79	130	KING ST W	FINANCIAL	87314	6
80	150	KING ST W	FINANCIAL	52220	5
81	200	KING ST W	FINANCIAL	43548	5
82	255	KING ST W	H.D.M.C.R.	105423	2
83	533	KING ST W	OUTER_C.A.	48	1
84	700	KING ST W	OUTER_C.A.	5895	2
85	685	LAKE SHORE BLVD E	OUTER_C.A.	172	6
86	470	LAKE SHORE BLVD W	OUTER_C.A.	684	6
87	61	LAMBERTLODGE AV	OUTER_CITY	54	5
88	82	LOMBARD ST	RESIDUAL	181	1
89	37	MADISON AV	OUTER_C.A.	324	1
90	294	MAIN ST	OUTER_CITY	966	5
91	205	MC CAUL ST	RESIDUAL	2	1
92	5	MC GEE ST	OUTER_CITY	186	2
93	275	MERTON ST	OUTER_CITY	4965	7
94	11	MORSE ST	OUTER_C.A.	100	6
95	165	NIAGARA ST	OUTER_C.A.	185	6
96	205	OAK ST	OUTER_C.A.	325	1
97	724	PAPE AV	OUTER_CITY	566	5
98	39	PLEASANT BLVD	OUTER_CITY	1241	5
99	10	PRICE ST	OUTER_CITY	1313	1
100	423	QUEEN ST E	OUTER_C.A.	72	4

NUMBER	ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
101	576	QUEEN ST E	OUTER_C.A.	1859	1
102	677	QUEEN ST E	OUTER_CITY	219	5
103	1363	QUEEN ST E	OUTER_CITY	129	5
104	2351	QUEEN ST E	OUTER_CITY	94	4
105	232	QUEEN ST W	OUTER_C.A.	330	3
106	315	QUEEN ST W	OUTER_C.A.	1253	5
107	873	QUEEN ST W	OUTER_C.A.	106	6
108	460	QUEENS QUAY W	OUTER_C.A.	564	1
109	20	RICHMOND ST E	FINANCIAL	43514	2
110	58	RICHMOND ST E	H.D.M.C.R.	4027	1
111	494	RICHMOND ST E	OUTER_C.A.	258	7
112	15	RICHMOND ST W	FINANCIAL	2607	1
113	680	RICHMOND ST W	OUTER_C.A.	73	2
114	116	RYDING AV	OUTER_CITY	57	5
115	60	SIMCOE ST	H.D.M.C.R.	1192	5
116	30	SOUDAN AV	OUTER_CITY	2987	4
117	180	SPADINA AV	OUTER_C.A.	97	2
118	289	SPADINA AV	OUTER_C.A.	299	1
119	302	SPADINA AV	OUTER_C.A.	2368	1
120	307	SPADINA AV	OUTER_C.A.	155	1
121	65	ST CLAIR AV E	OUTER_CITY	4248	3
122	30	ST CLAIR AV W	OUTER_CITY	17130	1
123	55	ST CLAIR AV W	OUTER_CITY	29180	5
124	1382	ST CLAIR AV W	OUTER_CITY	86	5
125	1384	ST CLAIR AV W	OUTER_CITY	191	5
126	1	ST THOMAS ST	RESIDUAL	2624	2
127	2	STRACHAN AV	OUTER_C.A.	286	6
128	2	TECUMSETH ST	OUTER_C.A.	158	5
129	75	THE ESPLANADE	RESIDUAL	389	2
130	2	TRENT AV	OUTER_CITY	98	7
131	4	TRENT AV	OUTER_CITY	98	7
132	6	TRENT AV	OUTER_CITY	98	7
133	8	TRENT AV	OUTER_CITY	98	7
134	10	TRENT AV	OUTER_CITY	98	7
135	12	TRENT AV	OUTER_CITY	98	7
136	14	TRENT AV	OUTER_CITY	98	7
137	40	TRINITY SQ	H.D.M.C.R.	4207	2
138	70	UNIVERSITY AV	FINANCIAL	20802	5
139	525	UNIVERSITY AV	H.D.M.C.R.	9585	1
140	620	UNIVERSITY AV	RESIDUAL	399	4
141	55	WELLESLEY ST E	RESIDUAL	8	6
142	26	WELLINGTON ST E	H.D.M.C.R.	15547	6
143	79	WELLINGTON ST W	FINANCIAL	65983	2
144	95	WELLINGTON ST W	FINANCIAL	19525	2
145	145	WELLINGTON ST W	FINANCIAL	3223	1
146	655	WELLINGTON ST W	OUTER_C.A.	148	6
147	207	WESTON RD	OUTER_CITY	1333	5
148	33	YONGE ST	FINANCIAL	28501	6
149	123	YONGE ST	FINANCIAL	241	2
150	444	YONGE ST	H.D.M.C.R.	71532	5

NUMBER	ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
151	644	YONGE ST	RESIDUAL	183	3
152	729	YONGE ST	RESIDUAL	4421	2
153	877	YONGE ST	RESIDUAL	400	6
154	900	YONGE ST	RESIDUAL	5145	2
155	1133	YONGE ST	OUTER_CITY	5721	2
156	1145	YONGE ST	OUTER_CITY	89	2
157	1639	YONGE ST	OUTER_CITY	1409	5
158	1800	YONGE ST	OUTER_CITY	16597	2
159	1910	YONGE ST	OUTER_CITY	3621	5
160	1978	YONGE ST	OUTER_CITY	128	1
161	2026	YONGE ST	OUTER_CITY	1562	4
162	2249	YONGE ST	OUTER_CITY	12683	1
163	2339	YONGE ST	OUTER_CITY	8924	1
164	44	YORK ST	FINANCIAL	26174	2
165	150	YORK ST	FINANCIAL	29707	6
166	164	YORK ST	FINANCIAL	581	1
167	101	YORKVILLE AV	RESIDUAL	1026	7
168	115	YORKVILLE AV	RESIDUAL	16	4

TABLE 2

DEMOLITION: OFFICE DEMOLITION PROPOSED, STARTED AND COMPLETED AS OF JANUARY 1, 1983

NUMBER	ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
1	111	ALCORN AV	OUTER_CITY	-5	7
2	60	AVENUE RD	OUTER_C.A.	-341	5
3	62	AVENUE RD	OUTER_C.A.	-56	5
4	64	AVENUE RD	OUTER_C.A.	-166	5
5	76	AVENUE RD	OUTER_C.A.	-1514	5
6	78	AVENUE RD	OUTER_C.A.	-103	5
7	80	AVENUE RD	OUTER_C.A.	-184	5
8	655	BAY ST	H.D.M.C.R.	-490	7
9	200	BEDFORD RD	OUTER_C.A.	-139	4
10	12	BERRYMAN ST	RESIDUAL	-589	4
11	132	CARLTON ST	RESIDUAL	-303	4
12	223	CHURCH ST	RESIDUAL	-830	7
13	550	CHURCH ST	RESIDUAL	-387	4
14	45	DAVENPORT RD	RESIDUAL	-167	4
15	105	DAVENPORT RD	RESIDUAL	-2145	5
16	191	DUNDAS ST W	RESIDUAL	-7	4
17	160	EGLINTON AV E	OUTER_CITY	-1834	4
18	800	EGLINTON AV W	OUTER_CITY	-53	1
19	840	EGLINTON AV W	OUTER_CITY	-139	1
20	26	GROSVENOR ST	RESIDUAL	-267	7
21	7	HOOK AV	OUTER_CITY	-96	5
22	625	KEELE ST	OUTER_CITY	-204	5
23	560	KING ST W	OUTER_C.A.	-195	7
24	680	KING ST W	OUTER_CITY	-149	7
25	801	LAKE SHORE BLVD E	OUTER_C.A.	-1505	5
26	321	MELITA AV	OUTER_CITY	-2601	7
27	27	MERTON ST	OUTER_CITY	-75	5
28	136	MERTON ST	OUTER_CITY	-130	7
29	177	MUNRO ST	OUTER_CITY	-60	7
30	1359	QUEEN ST E	OUTER_CITY	-382	7
31	371	QUEENS QUAY W	OUTER_C.A.	-531	5
32	77	RITCHIE AV	OUTER_CITY	-73	7
33	40	SCOLLARD ST	H.D.M.C.R.	-430	4
34	589	SHERBOURNE ST	OUTER_C.A.	-198	5
35	263	SORAUREN AV	OUTER_CITY	-1068	5
36	308	ST CLAIR AV W	OUTER_CITY	-107	5
37	1	ST THOMAS ST	RESIDUAL	-82	1
38	11	SULLIVAN ST	OUTER_C.A.	-3255	7
39	22	SUNNYSIDE AV	OUTER_CITY	-112	4
40	437	YONGE ST	H.D.M.C.R.	-843	7
41	441	YONGE ST	H.D.M.C.R.	-2855	7
42	2339	YONGE ST	OUTER_CITY	-390	4
43	44	YORK ST	FINANCIAL	-703	7
44	50	YORK ST	FINANCIAL	-1302	7

TABLE 3

ALTERATION: OFFICE ALTERATION PROPOSED, STARTED AND COMPLETED AS OF JANUARY 1, 1983

NUMBER	ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
1	90	ADELAIDE ST E	RESIDUAL	377	1
2	252	ADELAIDE ST E	OUTER_C.A.	1800	5
3	264	ADELAIDE ST E	OUTER_C.A.	572	5
4	254	ADELAIDE ST W	OUTER_C.A.	-235	5
5	19	ALVIN AV	OUTER_CITY	222	1
6	86	AVENUE RD	OUTER_C.A.	249	5
7	111	AVENUE RD	RESIDUAL	3736	5
8	114	AVENUE RD	OUTER_C.A.	322	5
9	121	AVENUE RD	RESIDUAL	761	1
10	131	AVENUE RD	RESIDUAL	139	1
11	210	AVENUE RD	OUTER_C.A.	273	5
12	297	BALLIOL ST	OUTER_CITY	99	5
13	299	BALLIOL ST	OUTER_CITY	99	5
14	165	BATHURST ST	OUTER_C.A.	-4783	1
15	336	BAY ST	FINANCIAL	593	5
16	2	BERKELEY ST	OUTER_C.A.	5762	5
17	108	BERKELEY ST	OUTER_C.A.	139	7
18	186	BEVERLEY ST	OUTER_C.A.	687	1
19	200	BLOOR ST E	H.D.M.C.R.	33274	5
20	429	BLOOR ST E	OUTER_C.A.	6775	3
21	18	BLOOR ST W	H.D.M.C.R.	-8193	5
22	86	BLOOR ST W	H.D.M.C.R.	-519	5
23	150	BLOOR ST W	H.D.M.C.R.	24053	5
24	242	BLOOR ST W	OUTER_C.A.	-198	5
25	280	BLOOR ST W	OUTER_C.A.	12038	1
26	380	BLOOR ST W	OUTER_C.A.	-8	5
27	539	BLOOR ST W	OUTER_C.A.	71	4
28	627	BLOOR ST W	OUTER_CITY	285	5
29	629	BLOOR ST W	OUTER_CITY	273	5
30	911	BLOOR ST W	OUTER_CITY	61	7
31	1566	BLOOR ST W	OUTER_CITY	314	5
32	1614	BLOOR ST W	OUTER_CITY	174	5
33	752	BROADVIEW AV	OUTER_CITY	93	5
34	905	BROADVIEW AV	OUTER_CITY	101	7
35	187	CARLTON ST	OUTER_C.A.	152	7
36	189	CARLTON ST	OUTER_C.A.	152	7
37	24	CECIL ST	OUTER_C.A.	492	5
38	191	CHURCH ST	RESIDUAL	-46	5
39	197	CHURCH ST	RESIDUAL	204	5
40	260	CHURCH ST	RESIDUAL	-196	7
41	365	CHURCH ST	RESIDUAL	2601	5
42	457	COLLEGE ST	OUTER_CITY	121	5
43	565	COLLEGE ST	OUTER_CITY	-422	5
44	865	COLLEGE ST	OUTER_CITY	-366	5
45	975	COLLEGE ST	OUTER_CITY	98	5
46	600	COMMISSIONERS ST	OUTER_C.A.	334	5
47	20	CRAIGHURST AV	OUTER_CITY	279	1
48	6	CRESCENT RD	OUTER_CITY	-318	7
49	117	DANFORTH AV	OUTER_CITY	161	7
50	283	DANFORTH AV	OUTER_CITY	167	5

NUMBER	ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
51	719	DANFORTH AV	OUTER_CITY	77	5
52	818	DANFORTH AV	OUTER_CITY	-85	5
53	2407	DANFORTH AV	OUTER_CITY	-15	7
54	2534	DANFORTH AV	OUTER_CITY	116	1
55	2820	DANFORTH AV	OUTER_CITY	-4	5
56	2828	DANFORTH AV	OUTER_CITY	17	7
57	39	DAVENPORT RD	H.D.M.C.R.	-13	1
58	185	DAVENPORT RD	RESIDUAL	-281	1
59	362	DAVENPORT RD	OUTER_C.A.	172	1
60	1819	DAVENPORT RD	OUTER_CITY	167	5
61	258	DUFFERIN ST	OUTER_CITY	276	5
62	1645	DUFFERIN ST	OUTER_CITY	471	7
63	330	DUNDAS ST W	OUTER_C.A.	-281	5
64	484	DUNDAS ST W	OUTER_C.A.	-828	5
65	828	DUNDAS ST W	OUTER_CITY	237	7
66	2881	DUNDAS ST W	OUTER_CITY	-277	7
67	2883	DUNDAS ST W	OUTER_CITY	-303	7
68	3025	DUNDAS ST W	OUTER_CITY	-225	5
69	3077	DUNDAS ST W	OUTER_CITY	-128	6
70	113	DUPONT ST	OUTER_C.A.	2149	5
71	1444	DUPONT ST	OUTER_CITY	218	1
72	1543	DUPONT ST	OUTER_CITY	-110	4
73	1589	DUPONT ST	OUTER_CITY	-31	5
74	414	EASTERN AV	OUTER_CITY	96	3
75	123	EGLINTON AV E	OUTER_CITY	19839	2
76	164	EGLINTON AV E	OUTER_CITY	-1685	7
77	281	EGLINTON AV E	OUTER_CITY	151	5
78	283	EGLINTON AV E	OUTER_CITY	151	5
79	285	EGLINTON AV E	OUTER_CITY	210	5
80	327	EGLINTON AV E	OUTER_CITY	327	7
81	1208	EGLINTON AV W	OUTER_CITY	282	7
82	1396	EGLINTON AV W	OUTER_CITY	-250	4
83	7	ELVINA GDNS	OUTER_CITY	282	5
84	92	FALCON ST	OUTER_CITY	702	1
85	640	FLEET ST	OUTER_C.A.	2367	5
86	71	FRONT ST E	RESIDUAL	1490	5
87	145	FRONT ST E	OUTER_C.A.	-1786	5
88	1	FRONT ST W	FINANCIAL	8778	1
89	376	GEORGE ST	OUTER_C.A.	183	1
90	78	GERRARD ST E	RESIDUAL	272	7
91	80	GERRARD ST E	RESIDUAL	275	7
92	793	GERRARD ST E	OUTER_CITY	-79	5
93	1803	GERRARD ST E	OUTER_CITY	39	1
94	277	GLADSTONE AV	OUTER_CITY	4504	1
95	9	GLOUCESTER ST	RESIDUAL	280	5
96	55	GOULD ST	RESIDUAL	700	5
97	476	GRACE ST	OUTER_CITY	153	7
98	81	HARBORD ST	OUTER_C.A.	105	4
99	7	HOOK AV	OUTER_CITY	96	7
100	27	HOWARD ST	OUTER_C.A.	202	5

NUMBER	ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
101	31	HOWARD ST	OUTER_C.A.	182	4
102	33	HOWARD ST	OUTER_C.A.	183	5
103	35	HOWARD ST	OUTER_C.A.	188	7
104	17	ISABELLA ST	RESIDUAL	994	3
105	38	ISABELLA ST	RESIDUAL	422	5
106	73	ISABELLA ST	RESIDUAL	150	1
107	35	JACKES AV	OUTER_CITY	245	1
108	222	JARVIS ST	RESIDUAL	29645	1
109	323	JARVIS ST	OUTER_C.A.	219	5
110	404	JARVIS ST	RESIDUAL	-1237	2
111	441	JARVIS ST	RESIDUAL	666	7
112	620	JARVIS ST	H.D.M.C.R.	204	7
113	119	JOHN ST	OUTER_C.A.	152	2
114	156	JOHN ST	OUTER_C.A.	2021	4
115	70	KENSINGTON AV	OUTER_C.A.	97	2
116	72	KENSINGTON AV	OUTER_C.A.	43	5
117	37	KING ST E	H.D.M.C.R.	558	7
118	93	KING ST E	RESIDUAL	175	5
119	34	KING ST W	FINANCIAL	127723	1
120	285	KING ST W	H.D.M.C.R.	115	7
121	7	LABATT AV	OUTER_C.A.	114	7
122	61	LAWTON BLVD	OUTER_CITY	70	1
123	15	LOLA RD	OUTER_CITY	55	5
124	327	LONSDALE RD	OUTER_CITY	174	4
125	6	MAIN ST	OUTER_CITY	-66	5
126	53	MARIA ST	OUTER_CITY	-361	4
127	26	MC GILL ST	RESIDUAL	20	1
128	723	MOUNT PLEASANT RD	OUTER_CITY	57	7
129	939	MOUNT PLEASANT RD	OUTER_CITY	120	4
130	74	NIAGARA ST	OUTER_C.A.	-58	4
131	543	PALMERSTON BLVD	OUTER_CITY	9	1
132	678	PAPE AV	OUTER_CITY	137	5
133	32	PARK RD	RESIDUAL	174	2
134	142	PARLIAMENT ST	OUTER_C.A.	202	7
135	420	PARLIAMENT ST	OUTER_C.A.	178	5
136	64	PEMBROKE ST	OUTER_C.A.	133	1
137	33	PLEASANT BLVD	OUTER_CITY	132	5
138	39	PRINCE ARTHUR AV	OUTER_C.A.	-122	5
139	99	QUEEN ST E	RESIDUAL	3047	1
140	193	QUEEN ST E	OUTER_C.A.	207	1
141	213	QUEEN ST E	OUTER_C.A.	-78	1
142	330	QUEEN ST E	OUTER_C.A.	243	7
143	468	QUEEN ST E	OUTER_C.A.	23332	5
144	510	QUEEN ST E	OUTER_C.A.	47	7
145	515	QUEEN ST E	OUTER_C.A.	85	7
146	544	QUEEN ST E	OUTER_C.A.	5290	5
147	1958	QUEEN ST E	OUTER_CITY	-367	7
148	2282	QUEEN ST E	OUTER_CITY	114	7
149	269	QUEEN ST W	OUTER_C.A.	-61	5
150	271	QUEEN ST W	OUTER_C.A.	-81	5

NUMBER	ADDRESS		POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
151	333	QUEEN ST W	OUTER_C.A.	-58	4
152	535	QUEEN ST W	OUTER_C.A.	-193	5
153	1267	QUEEN ST W	OUTER_CITY	267	4
154	207	QUEENS QUAY W	RESIDUAL	36265	5
155	260	RICHMOND ST E	OUTER_C.A.	1086	4
156	411	RICHMOND ST E	OUTER_C.A.	5099	1
157	472	RICHMOND ST E	OUTER_C.A.	91	5
158	267	RICHMOND ST W	OUTER_C.A.	118	5
159	74	RONCESVALLES AV	OUTER_CITY	48	1
160	10	ROSEHILL AV	OUTER_CITY	75	5
161	21	SCOLLARD ST	H.D.M.C.R.	2044	1
162	122	SHERBOURNE ST	OUTER_C.A.	156	5
163	124	SHERBOURNE ST	OUTER_C.A.	172	5
164	437	SHERBOURNE ST	OUTER_C.A.	308	1
165	79	SHUTER ST	RESIDUAL	100	1
166	100	SIMCOE ST	OUTER_C.A.	4499	1
167	138	SORAUREN AV	OUTER_CITY	107	5
168	249	SPADINA AV	OUTER_C.A.	-519	1
169	261	SPADINA AV	OUTER_C.A.	279	1
170	283	SPADINA AV	OUTER_C.A.	74	1
171	310	SPADINA AV	OUTER_C.A.	-474	1
172	271	SPADINA RD	OUTER_CITY	8245	4
173	275	SPADINA RD	OUTER_CITY	114	7
174	165	ST CLAIR AV W	OUTER_CITY	59	5
175	530	ST CLAIR AV W	OUTER_CITY	-211	7
176	792	ST CLAIR AV W	OUTER_CITY	113	5
177	949	ST CLAIR AV W	OUTER_CITY	149	4
178	1237	ST CLAIR AV W	OUTER_CITY	116	4
179	1256	ST CLAIR AV W	OUTER_CITY	-114	5
180	1623	ST CLAIR AV W	OUTER_CITY	1243	4
181	204	ST GEORGE ST	OUTER_C.A.	-1410	4
182	18	ST JOSEPH ST	RESIDUAL	-255	1
183	20	ST JOSEPH ST	RESIDUAL	-72	1
184	47	ST NICHOLAS ST	RESIDUAL	43	1
185	11	ST THOMAS ST	RESIDUAL	-220	5
186	11	SULLIVAN ST	OUTER_C.A.	-1662	3
187	7	SULTAN ST	RESIDUAL	-718	2
188	176	THE ESPLANADE	OUTER_C.A.	15	6
189	23	TORONTO ST	RESIDUAL	1377	1
190	277	VICTORIA ST	RESIDUAL	3880	1
191	103	WALNUT AV	OUTER_C.A.	-27	1
192	62	WELLESLEY ST W	RESIDUAL	817	5
193	517	WELLINGTON ST W	OUTER_C.A.	-2322	1
194	123	YONGE ST	FINANCIAL	530	7
195	147	YONGE ST	FINANCIAL	23557	1
196	193	YONGE ST	H.D.M.C.R.	3715	5
197	564	YONGE ST	RESIDUAL	96	5
198	711	YONGE ST	RESIDUAL	-286	5
199	730	YONGE ST	RESIDUAL	2287	4
200	1919 A	YONGE ST	OUTER_CITY	128	5

NUMBER	ADDRESS	POLICY DISTRICT	OFFICE SPACE SQUARE METRES	STAGE
201	1980 YONGE ST	OUTER_CITY	102	5
202	2788 YONGE ST	OUTER_CITY	-312	7
203	3244 YONGE ST	OUTER_CITY	117	1

TABLE 4

OFFICE MONITOR 83 - CONVENIENCE NAMES
PROJECTS UNDER DEVELOPMENT AS OF JANUARY 1, 1983

Convenience Name	Table and Map Location	Sequence Number
A.E. LePage Building (33 Yonge Street)	C	148
Atrium on Bay (595 Bay Street)	C	16
Banco Central of Canada (336 Bay Street)	C	13
Bay Street, 560-566 (560 Bay Street)	C	15
Bay Street, 1005-1029 (1025 Bay Street)	C	19
Baydas Development (560 Bay Street)	C	15
Bell/Trinity Development (483 Bay Street)	C	14
Carlton/Jarvis Streets Site - n/e corner (130 Carlton Street)	C	32
College Park - Phase III (444 Yonge Street)	C	150
Confederation Square: Option 1 (20 Richmond Street East)	C	109
Convention Centre, The (255 Front Street West)	C	64
Crown Life Building (160 Bloor Street East)	C	22
Davisville Centre (1800 Yonge Street)	C	158
Downtown West (255 King Street West)	C	82
Dundas/Simcoe/St. Patrick Streets - office building (250 Dundas Street West)	C	49
Eglinton/Yonge, s/e corner, CIBC site (2249 Yonge Street)	C	162
Gerrard Street East, 78-80	A	90,91
Granby Place (77 Carlton Street)	C	31
Granite Place: Phase III (55 St. Clair Avenue West)	C	123
Harbourfront-Spadina Quay site (460 Queen's Quay West)	C	108
King Square (700 King Street West)	C	84
Maclean Hunter Building (444 Yonge Street)	C	150
Manufacturer's Life Building Addition (200 Bloor Street East)	A	19
Marathon Block B (255 King Street West)	C	82
Medical Arts site, The (280 Bloor Street West)	A	25
National Bank Building (150 York Street)	C	165
Nova Scotia, Bank of (34 King Street West)	A	119
Olde York Place (160 Frederick Street)	C	61
One University Avenue (44 York Street)	C	164
One Park Lane - office portion (250 Dundas Street West)	C	49
Queen/Mutual/Shuter/Dalhousie block (25 Dalhousie Street)	C	43
Queen's Quay West and Bay Street, n/w corner (10 Bay Street)	C	12
Renaissance Plaza (150 Bloor Street West)	A	23
(164 Cumberland Street)	C	42
Rosedale Glen (360 Bloor Street East)	C	23

Convenience Name	Table and Map Location	Sequence Number
Roy Thompson Hall (60 Simcoe Street)	C	115
Royal Bank Data Processing Centre - Phase I (325 Front Street West)	C	65
Royal Bank Data Processing Centre - Phase II (325 Front Street West)	C	66
Royal Bank Data Processing Centre - Phase III (325 Front Street West)	C	67
Simpson's Sears Head Office expansion (222 Jarvis Street)	A	108
Standard Life Site (121 King Street West)	C	78
Stanley Garden site (46 Avenue Road)	C	7
Sun Life Building - Phase I (150 King Street West)	C	80
Sun Life Building - Phase II 200 King Street West	C	81
The Esplanade, 75 - part of Phase C1 of St. Lawrence Development	C	129
Toronto Stock Exchange Tower (130 King Street West)	C	79
Terminal Warehouse (207 Queen's Quay West)	A	154
Trizec-Twigg Development (595 Bay Street)	C	16
University Place (123 Front Street West)	C	63
Wellington, The (26 Wellington Street East)	C	142
Yonge Street, 890-900 (900 Yonge Street)	C	154
Yonge/Front/Wellington/Scott Streets (33 Yonge Street)	C	148
Yonge/Richmond/Victoria Development: Option I (20 Richmond Street East)	C	109

Legend

C Construction, Table 1 and Map 3
A Alteration, Table 3 and Map 5

TABLE 5

TRENDS IN THE GROWTH OF PROPOSED OFFICE SPACE IN THE CENTRAL CORE AND ITS SUB-AREAS, 1976-1982

Area	Year	Existing Base (as of Jan. 1 for the year specified)	Stages 6 and 7	Stage 5	Stages 1 to 4	Total of Stages 1-7
Central Core	1976	4 263 300	227 900	356 600	419 800	1 004 300
	1977	4 491 200	215 800	291 800	447 200	954 100
	1978	4 707 000	13 300	207 500	391 000	611 800
	1979	4 720 300	27 700	251 600	598 000	877 300
	1980	4 748 000	83 300	470 500	612 700	1 166 500
	1981	4 831 300	129 700	638 100	528 300	1 296 100
	1982	4 961 000	199 200	472 700	781 600	1 453 500
Financial District	1976	1 798 100	226 100	222 000	122 400	570 500
	1977	2 024 200	175 700	128 600	210 000	514 300
	1978	2 199 900	0	169 300	75 000	244 300
	1979	2 199 900	0	168 500	118 200	286 700
	1980	2 199 900	65 400	172 200	188 800	426 400
	1981	2 265 300	6 800	295 000	123 700	425 500
	1982	2 272 100	150 300	147 500	373 700	671 500
High Density Mixed Commercial-Residential Areas	1976	1 302 800	1 300	73 800	150 900	226 000
	1977	1 304 100	16 700	101 000	86 900	204 600
	1978	1 320 800	-800	33 100	157 900	190 200
	1979	1 320 000	-2 900	70 100	310 600	377 800
	1980	1 317 100	12 800	284 500	249 300	546 600
	1981	1 329 900	110 400	285 000	160 500	555 900
	1982	1 440 300	33 400	251 600	243 100	528 100
Residual Central Core	1976	1 162 400	500	60 800	146 500	207 800
	1977	1 162 900	23 400	61 500	150 300	235 200
	1978	1 186 300	14 100	5 100	158 100	177 300
	1979	1 200 400	30 600	13 000	169 200	212 800
	1980	1 231 000	5 100	13 800	174 600	193 500
	1981	1 236 100	12 500	58 100	244 100	314 700
	1982	1 248 600	15 500	73 600	164 800	253 900

Note: All figures are rounded to the nearest 100 square metres.

TABLE 6 - ABSORPTION OF OFFICE SPACE, 1967-1982
(000's of square metres)*

Year	Core**	Rest of Region	Total Region
1967	85	115	200
1968	116	44	160
1969	152	112	264
1970	40	76	116
1971	155	61	216
1972	159	91	250
1973	150	172	322
1974	167	96	263
1975	217	109	326
1976	229	101	330
1977	55	107	162
1978	94	151	245
1979***	232	252	484
1980	96	211	307
1981	230	424	654
1982	23	153	177
Annual Average	138	142	280

* Absorption refers to growth in occupied floor space.

** Based on A.E. LePage Downtown and Bloor Districts - these areas closely approximate the Central Core.

*** Mississauga District included in 1979.

Source: A.E. Lepage Limited (note that only office buildings containing 1 858 square metres or more of office space are included in this survey and that all values are reported in terms of net rentable floor area).

TABLE 7 - OFFICE SPACE SUMMARY, TORONTO REGION, DECEMBER 1982

LePage District	No. of Buildings Surveyed	Total Space Surveyed (sq. m)	As % Regional Total	Total Vacant Space (sq. m)	As % Regional Total	Vacancy Rate %
A Downtown Core	108	2 129 924	(29.4)	150 229	(31.2)	7.1
B Downtown East	8	41 697	(0.6)	1 893	(0.4)	4.5
C Downtown South	8	75 238	(1.0)	5 029	(1.0)	6.7
D Downtown West	14	97 581	(1.3)	3 202	(0.7)	3.3
E Downtown North	35	408 966	(5.7)	3 694	(0.8)	0.9
F University	36	598 840	(8.3)	15 142	(3.1)	2.5
G Bloor	66	661 035	(9.1)	33 330	(6.9)	5.0
A-G Central Core	275	4 103 281	(55.5)	212 519	(44.1)	5.3
H St. Clair	25	266 722	(3.7)	6 935	(1.4)	2.6
I Eglinton	48	378 131	(5.2)	29 702	(6.2)	7.9
J Metro North	135	1 134 526	(15.7)	88 850	(18.4)	7.8
K Metro East	64	603 661	(8.3)	46 370	(9.6)	7.7
L Metro West	68	375 691	(5.2)	47 745	(9.9)	12.7
M Mississauga	70	463 966	(6.4)	49 796	(10.3)	10.7
H-M Rest of Region	410	3 222 697	(44.5)	269 398	(55.9)	8.4
A-M Total Toronto Region	685	7 235 978	(100.0)	481 917	(100.0)	6.7

Source: A.E. LePage Limited, Office Leasing Division

Note: Metro East contains data for Town of Markham
Mississauga contains data for City of Brampton

TABLE 8 - VACANCY RATES BY A.E. LEPAGE OFFICE DISTRICTS, 1976-1982

District	Vacancy Rates Percentage						
	1982	1981	1980	1979	1978	1977	1976
A Downtown Core	7.1	3.4	2.1	4.8	7.5	13.0	12.3
B Downtown East	4.5	9.3	2.2	14.5	--	--	--
C Downtown South	6.7	--	2.4	7.3	15.5	6.8	2.1
D Downtown West	3.3	2.3	0.9	4.0	18.3	2.3	0.7
E Downtown North	0.9	0.4	1.9	1.9	1.4	1.3	4.7
F University	2.5	0.6	0.7	4.8	6.7	5.4	6.2
G Bloor-Davenport	5.0	0.2	2.1	3.0	8.5	9.4	14.0
A-G Central Core	5.3	2.1	1.8	4.3	7.1	9.5	10.4
H St. Clair	2.6	1.1	0.3	4.7	7.2	3.0	1.8
I Davisville-Eglinton	7.9	1.1	1.4	7.0	3.9	3.7	6.3
J Metro North	7.8	6.0	8.1	9.7	8.0	9.2	10.9
K Metro East	7.7	7.0	7.5	9.8	17.1	17.3	8.3
L Metro West	12.7	8.8	13.3	9.1	12.4	2.6	4.0
M Mississauga	10.7	11.4	15.8	18.3	2.6	*	*
H-M Rest of Region	8.4	6.2	8.0	9.8	8.7	7.4	8.5
A-M Total Toronto Region	6.7	3.9	4.4	6.5	7.7	9.0	9.5

* Mississauga not included in 1976 and 1977 surveys

Source: A.E. LePage Limited, Office Leasing Division

Note: Vacancy rates represent vacant space available for lease as a percentage of total net rentable floor area. All data are based on December surveys.

TABLE 9 - RENTAL RATE SUMMARY BY POLICY DISTRICTS, DECEMBER 1982

Location	Range	Median Rent*	Average Rent** Dec. 1982	Average Rent** March 1982
Financial	64.59-484.39 (6.00-45.00)	288.48 (26.80)	326.28 (30.31)	351.67 (32.67)
HDMCR	69.97-338.32 (6.50-31.43)	234.12 (21.75)	272.36 (25.30)	251.13 (23.33)
Residual Core	86.11-376.75 (8.00-35.00)	196.23 (18.23)	244.57 (22.72)	184.93 (17.18)
Central Core	64.59-484.39 (6.00-45.00)	237.35 (22.05)	300.40 (27.91)	326.91 (24.88)
Rest of City	80.73-274.49 (7.50-25.50)	176.21 (16.37)	183.66 (17.06)	156.08 (14.50)
Rest of Metro	67.28-269.11 (6.25-25.00)	139.94 (13.00)	166.74 (15.49)	126.48 (11.75)
Metropolitan Toronto	64.59-484.39 (6.00-45.00)	188.38 (17.50)	239.02 (22.20)	164.48 (15.28)

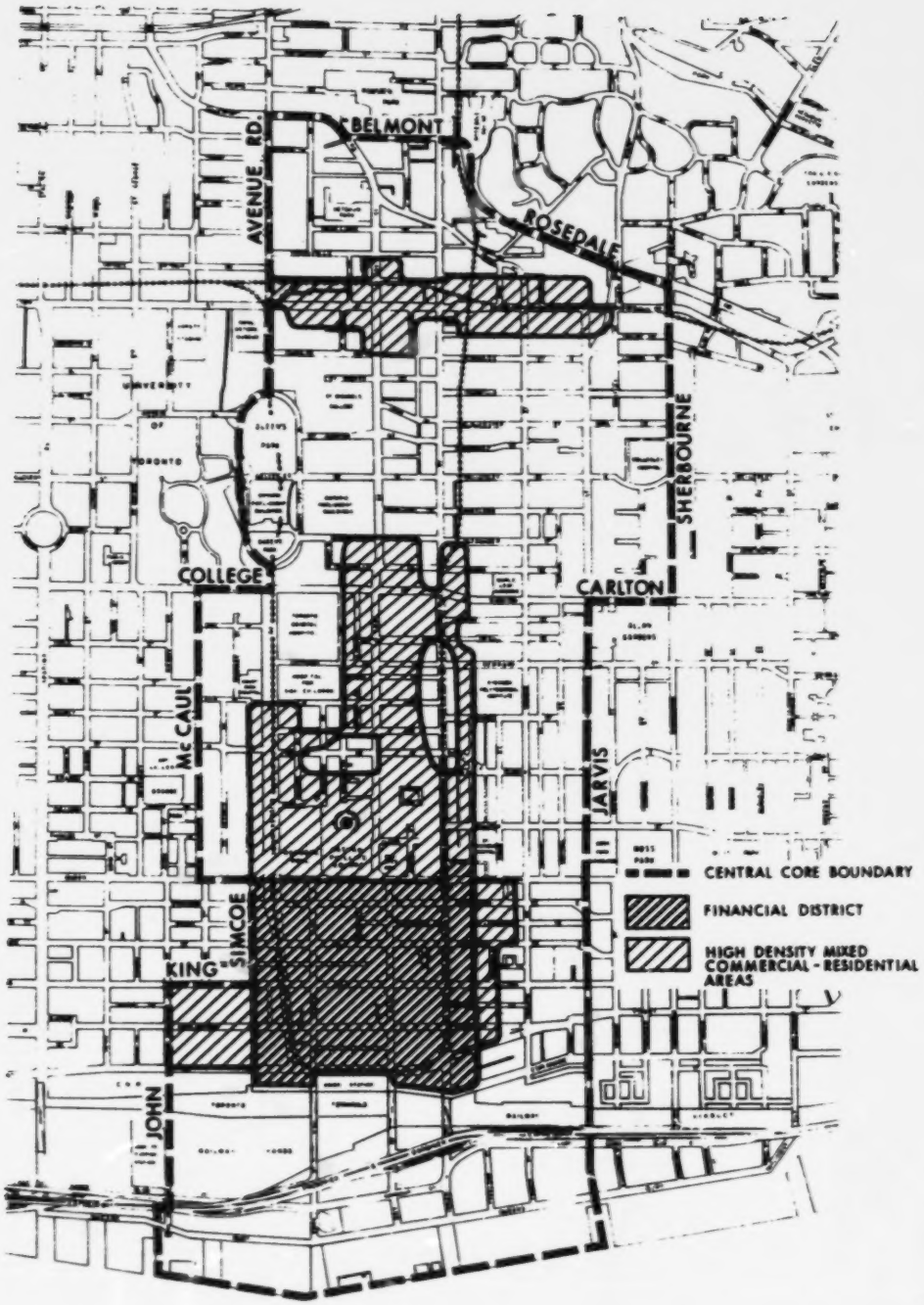
64.59 Rent per Square Metre (Gross)
(6.00) Rent per Square Foot (Gross)

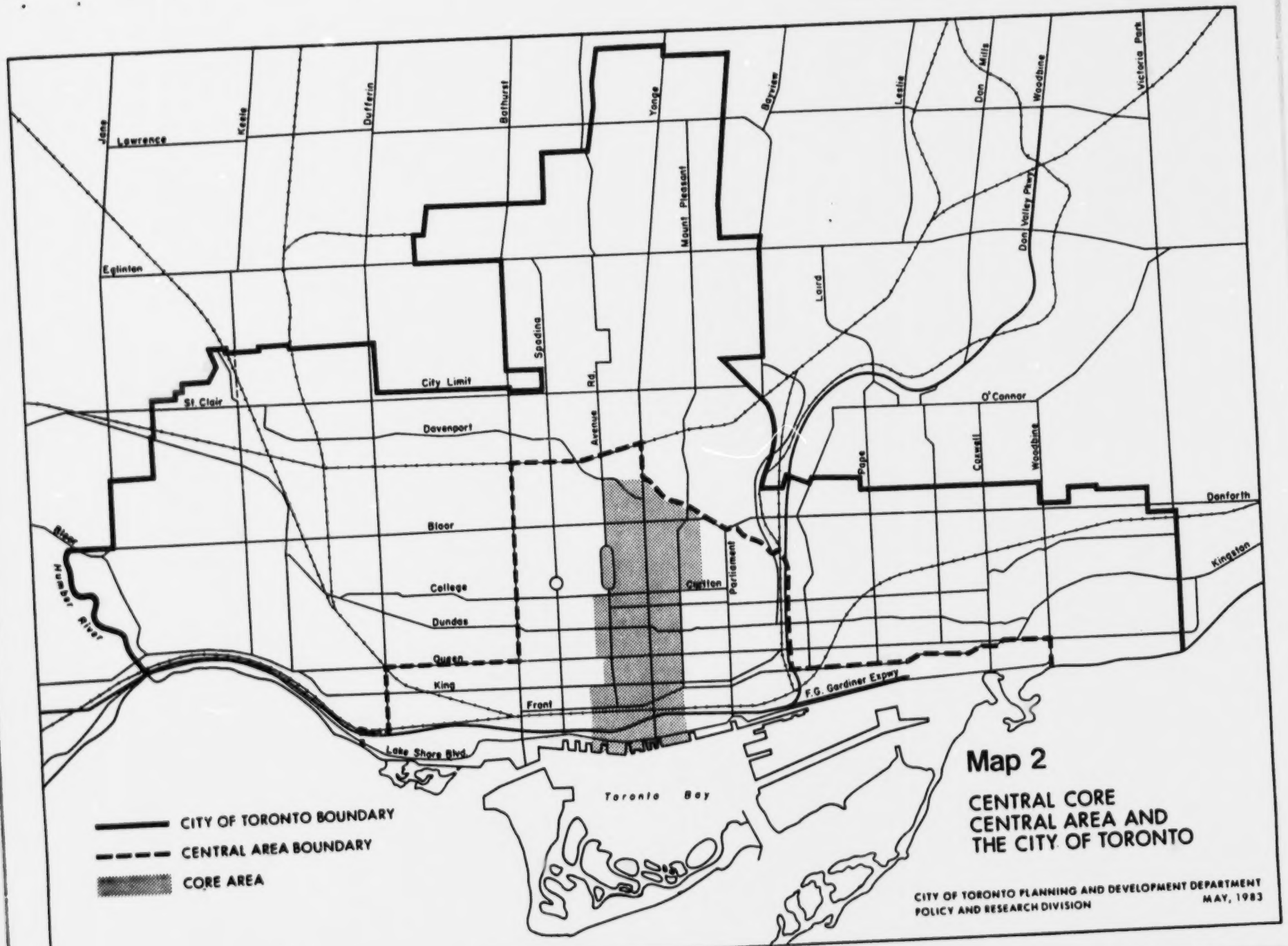
* Median rent based on midpoint of range of asking rents for all available units of vacant space.

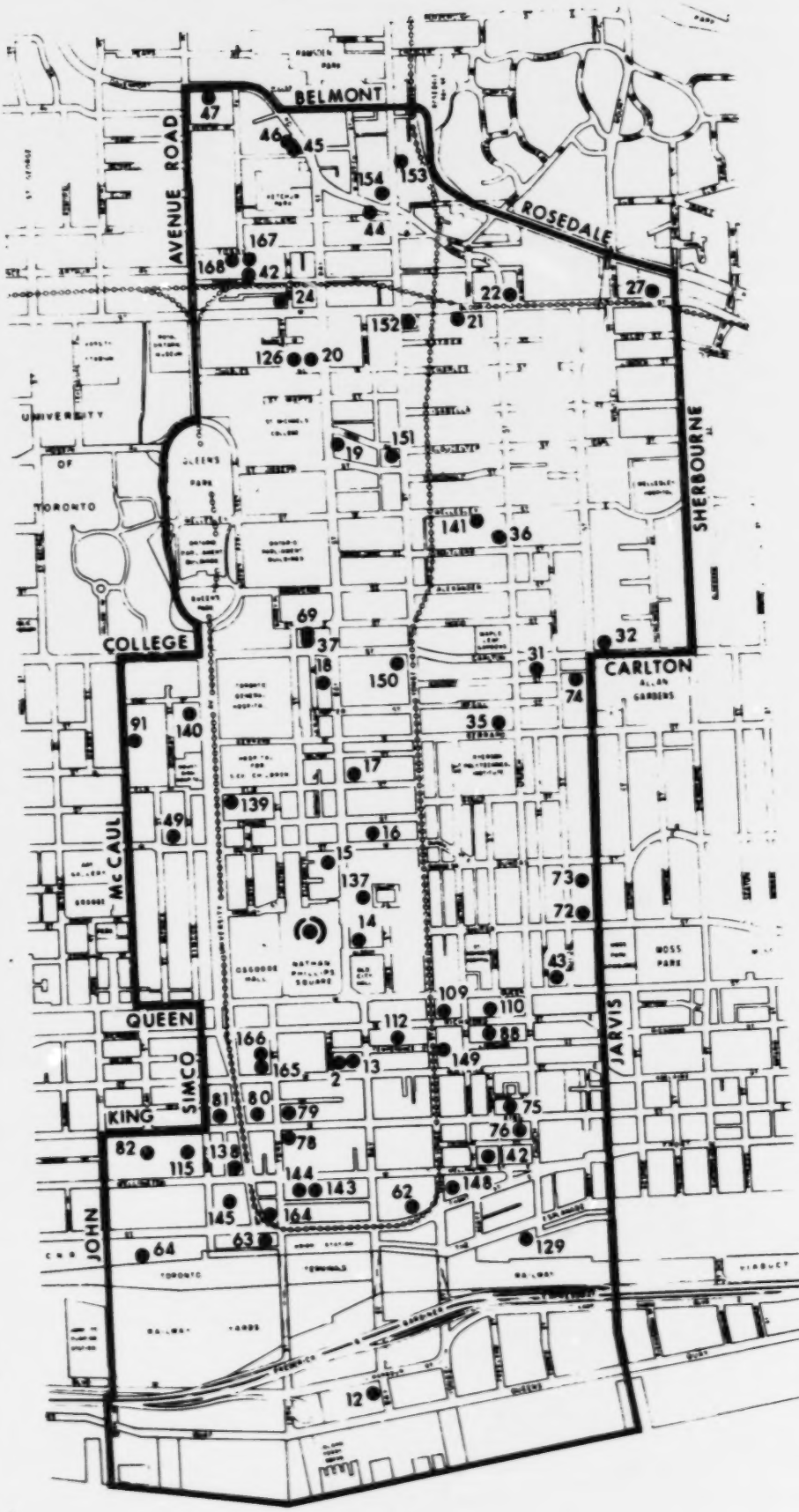
** Average rent is weighted by amount of vacant space available at asking rent.

Source: Calculated from data supplied by A.E. LePage Limited, Office Leasing Division

Map 1: CENTRAL CORE



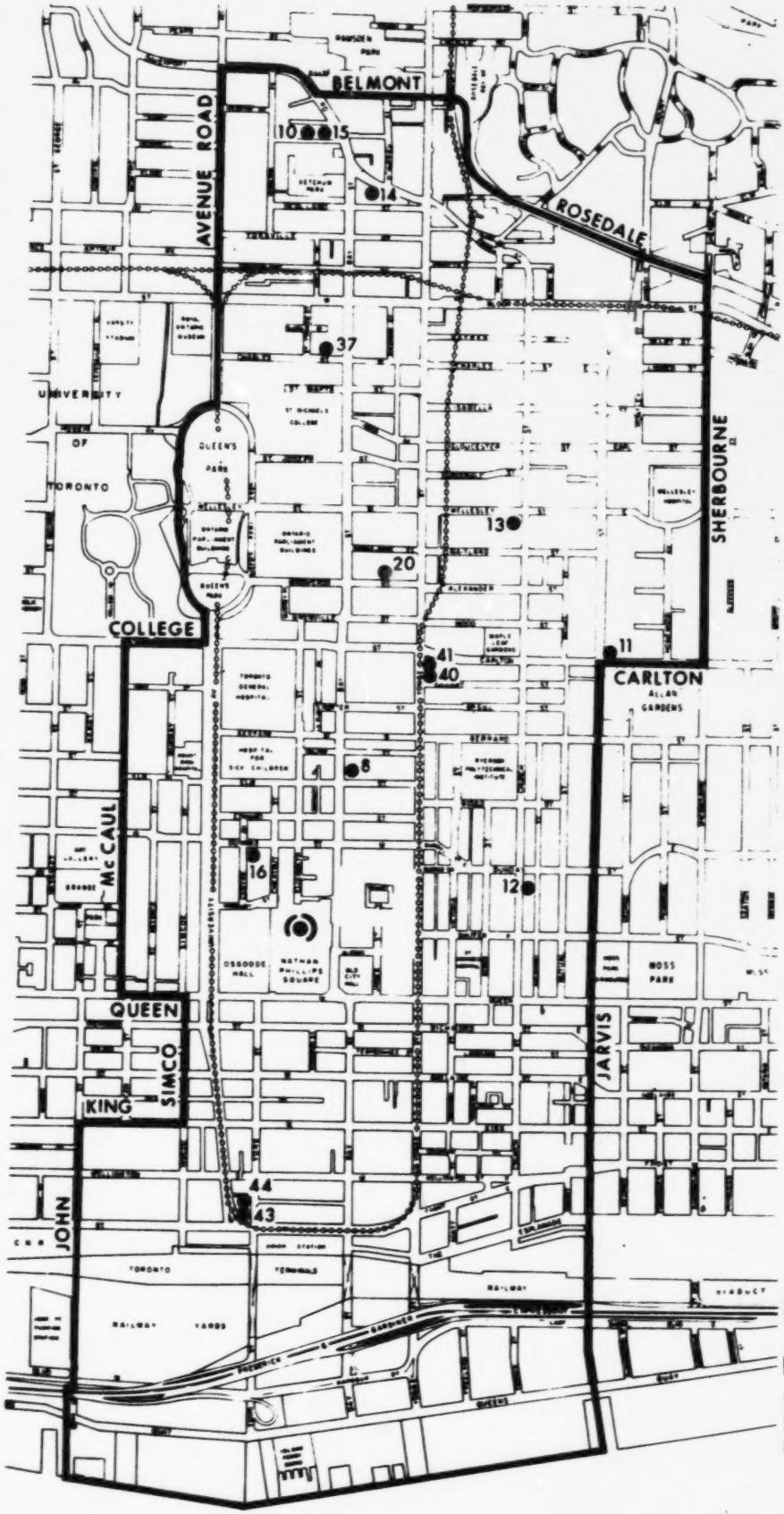

Jane
Lawrence
Keele
Dufferin
Bathurst
Yonge
Bayview
Leslie
Don Mills
Woodbine
Victoria Park
Mount Pleasant
Don Valley Pkwy
Eglinton
Laird
Spadina
Rd.
City Limit
St. Clair
Avenue
Davenport
O'Connor
Pape
Coxwell
Woodbine
Danforth
Bloor
Parliament
Kingston
College
Dundas
Queen
King
Front
F.G. Gardiner Expwy
Lake Shore Blvd.
Toronto Bay
CITY OF TORONTO BOUNDARY
CENTRAL AREA BOUNDARY
CORE AREA
Map 2
CENTRAL CORE
CENTRAL AREA AND
THE CITY OF TORONTO
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
POLICY AND RESEARCH DIVISION
MAY, 1983



Map 3

CONSTRUCTION - 1982

OFFICE CONSTRUCTION PROPOSED STARTED AND COMPLETED AS OF MAY, 1983

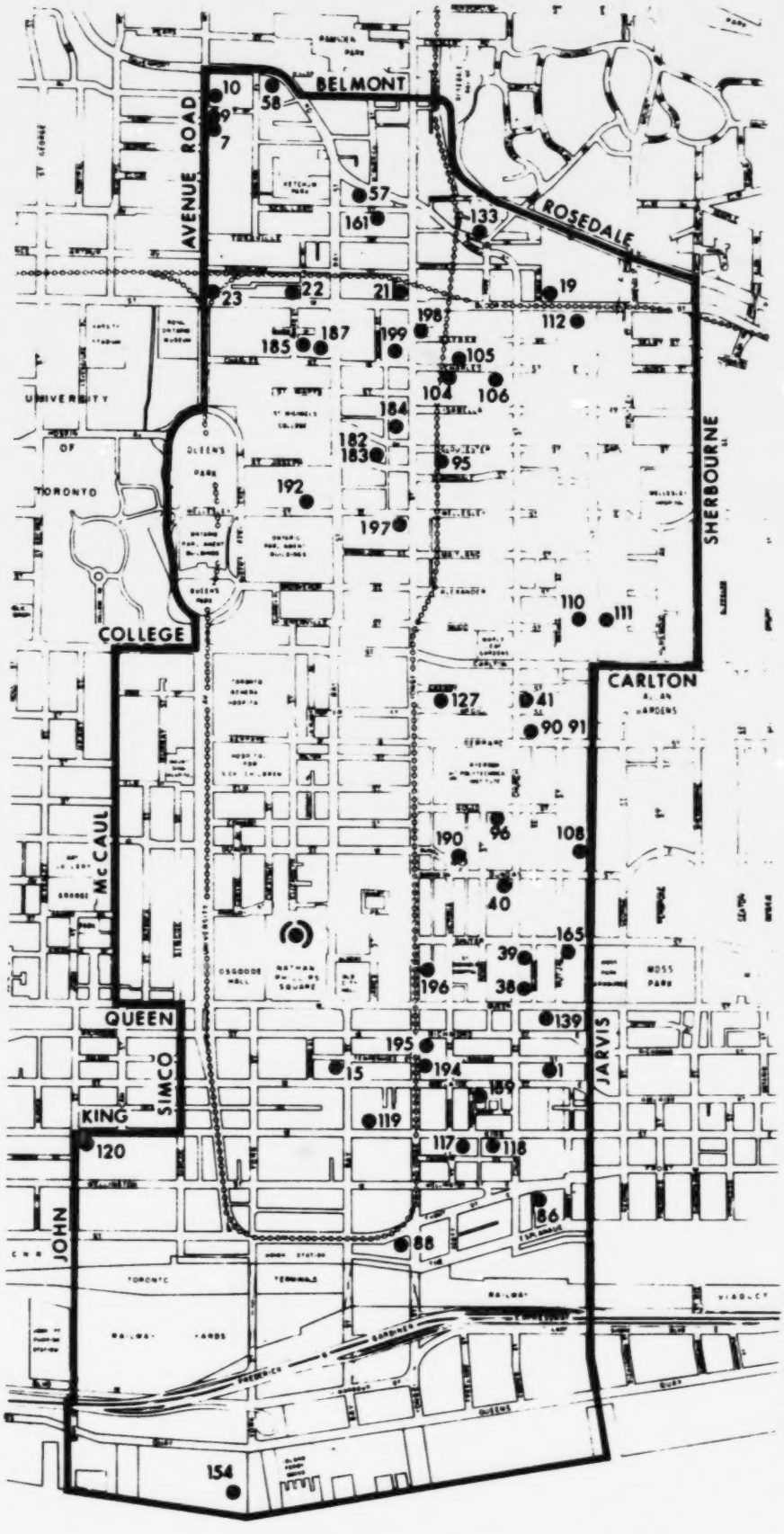


●3 LOCATION OF PROPOSED OFFICE DEMOLITION

Map 4

DEMOLITION - 1982

OFFICE DEMOLITION PROPOSED STARTED AND COMPLETED AS OF MAY, 1983



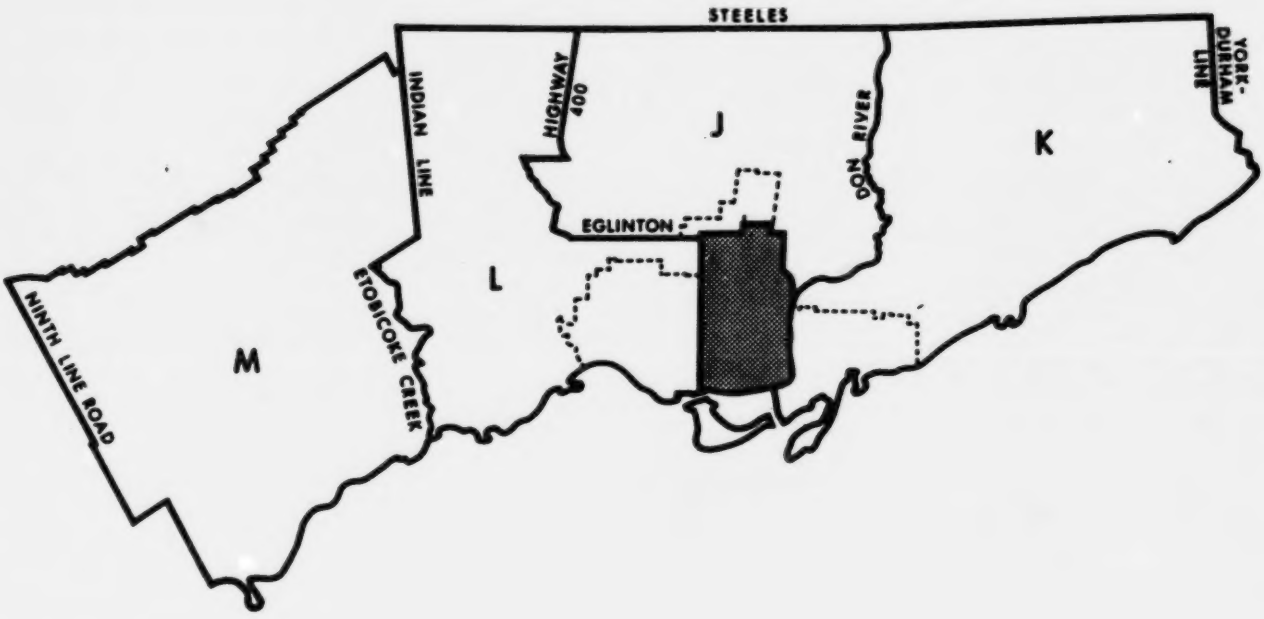
●3 LOCATION OF PROPOSED OFFICE ALTERATION

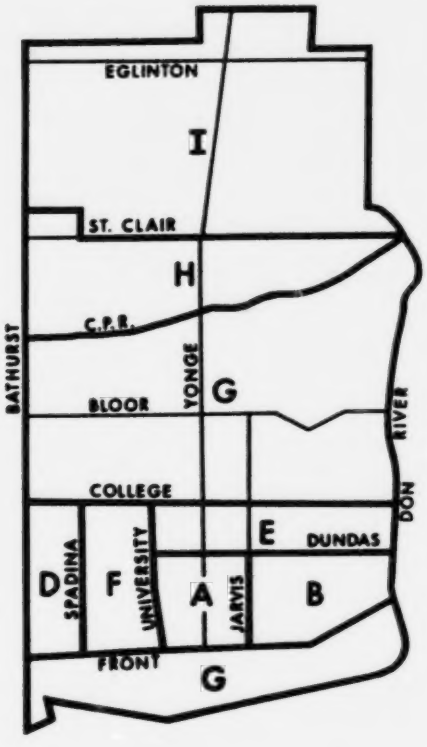
Map 5

ALTERATION - 1982

OFFICE ALTERATION PROPOSED STARTED AND COMPLETED AS OF MAY, 1983

Map 6: A.E. LEPAGE OFFICE DISTRICTS





A - DOWNTOWN CORE
B - DOWNTOWN EAST
C - DOWNTOWN SOUTH
D - DOWNTOWN WEST
E - DOWNTOWN NORTH
F - UNIVERSITY
G - BLOOR
H - ST. CLAIR
I - EGLINTON
J - METRO NORTH
K - METRO EAST (INCLUDES MARKHAM)
L - METRO WEST
M - MISSISSAUGA (INCLUDES BRAMPTON)